

Apt 2, 1 Manchester Road, Chorlton, Manchester, M21 9JG



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Offers In The Region Of £135,000

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VIDEO TOUR AVAILABLE A spacious Victorian Studio apartment, positioned on the ground floor of an attractive period conversion, in the heart of vibrant Chorlton. The property offers a practical living space. The accommodation briefly comprises a communal entrance hallway, with stairs leading to all floors, a private entrance hallway to the apartment, a welcoming open-plan living area, leading into a fully-fitted kitchen, and a three-piece bathroom. The apartment benefits from its own private entrance, gas-fired heating, and a communal car park. Ideally situated on Manchester Road, the property is just a short stroll from Beech Road and Chorlton Green with a host of independent shops, cafes and restaurants that make Chorlton such a sought-after location. Excellent transport links, including the nearby Metrolink, provide easy access to Manchester city centre, Manchester airport and MediaCity. Early viewing is highly recommended to appreciate the quality and location of this home. OFFERED WITH NO VENDOR CHAIN.





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Tenure: **Leasehold** Council Tax Band: **A**

Ground Floor



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